

KNOW ALL MEN BY THESE PRESENTS TO WIT:  
THAT LANCE B. DUNCAN & DEBRA LEE MULLINS DUNCAN ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, AND IS ALL OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #0400030003.

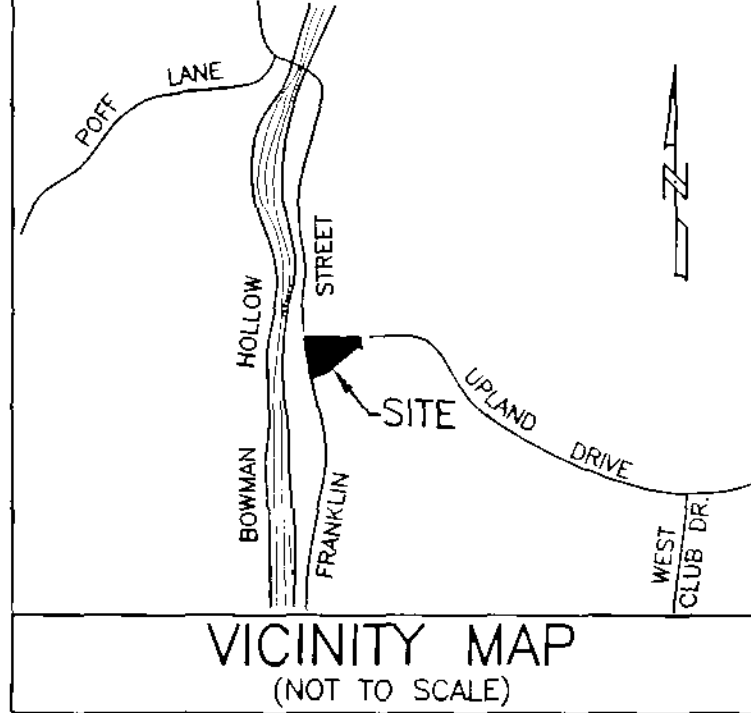
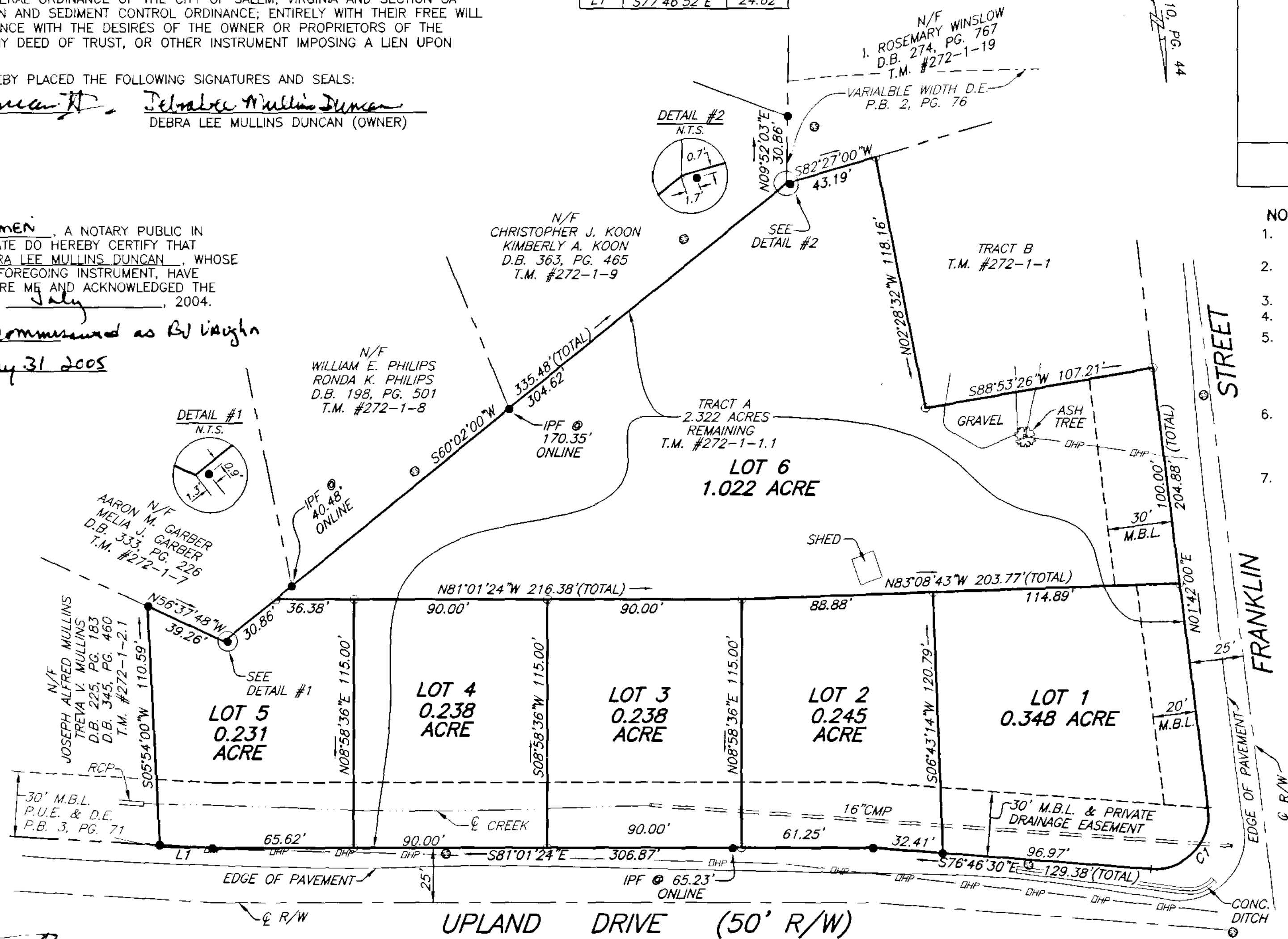
THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA AND SECTION 8A OF THE CITY OF SALEM EROSION AND SEDIMENT CONTROL ORDINANCE; ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:  
Lance B. Duncan LANCE B. DUNCAN (OWNER)  
Debra Lee Mullins Duncan DEBRA LEE MULLINS DUNCAN (OWNER)

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE  
I, BJ Vaughn Proven, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LANCE B. DUNCAN & DEBRA LEE MULLINS DUNCAN, WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT, HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 30th DAY OF July, 2004.  
BJ Vaughn Proven Notary Public  
MY COMMISSION EXPIRES May 31 2005

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	44.30'	25.00'	30.61	N52°27'45"E	38.72'	101°31'30"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°46'52"E	24.62



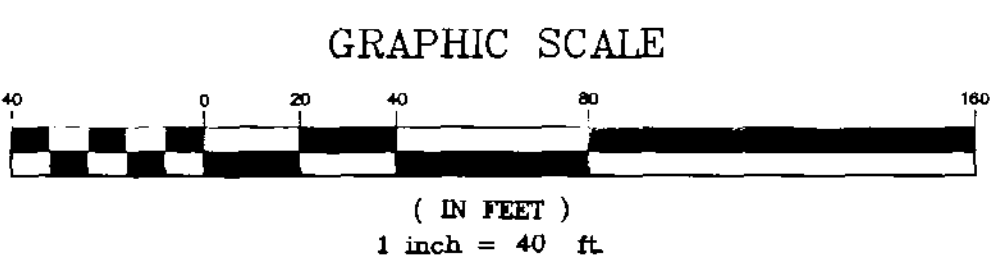
- NOTES:
- OWNERS OF RECORD: LANCE B. DUNCAN  
DEBRA LEE MULLINS DUNCAN
  - LEGAL REFERENCES: PLAT BOOK 10,  
PAGE 44, INSTRUMENT #0400030003
  - TAX MAP NUMBERS: 272-1-1.1
  - PROPERTIES CURRENTLY ZONED: R-1
  - THIS PLAT WAS PREPARED WITHOUT THE  
BENEFIT OF A CURRENT TITLE REPORT  
AND THERE MAY EXIST ENCUMBRANCES  
WHICH AFFECT THE PROPERTY NOT  
SHOWN HEREON.
  - PROPERTY IS IN F.E.M.A. DEFINED ZONE  
X UNSHADED. SEE FEMA MAP  
# 51161C0039 E  
(EFFECTIVE DATE: OCT. 18, 1995)
  - UNDERGROUND UTILITY SERVICE LINES.

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
⊙	UTILITY POLE
⊗	SANITARY SEWER MANHOLE
—	M.B.L. MINIMUM BUILDING LINE
—	P.U.E. PUBLIC UTILITY EASEMENT
—	D.E. DRAINAGE EASEMENT
—	OHP OVERHEAD UTILITY LINES

THIS PLAT WAS APPROVED  
BY THE SALEM  
PLANNING COMMISSION ON  
JULY 14, 2004

APPROVED: Melvin B. Doughty - 8/3/04  
MELVIN B. DOUGHTY, P.E.  
CITY ENGINEER, CITY OF SALEM  
James E. Taliaferro, II 8/3/04  
JAMES E. TALIAFERRO, II, P.E.  
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 11:54 O'CLOCK A.M. ON THIS 5th DAY OF August, 2004, IN PLAT BOOK 10, PAGE 47.  
TESTE: Chris Crawford CLERK  
John R. McAden DEPUTY CLERK



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
John R. McAden  
JOHN R. MCADEN 002002



PLAT OF SUBDIVISION FOR  
LANCE B. DUNCAN &  
DEBRA LEE MULLINS DUNCAN  
BEING THE SUBDIVISION OF  
TAX PARCEL #272-1-1.1 (REMAINING)  
AS SHOWN ON

"PLAT OF RESUBDIVISION FOR J. ALFRED  
MULLINS & TREVA V. MULLINS"

PLAT BOOK 10, PAGE 44  
CREATING HEREON  
LOTS 1 THRU 6

SITUATED AT THE SOUTHEAST CORNER  
OF FRANKLIN STREET & UPLAND DRIVE  
CITY OF SALEM, VIRGINIA  
SURVEYED JUNE 8, 2004  
JOB #R0410247.00

SCALE: 1"=40' SHEET 1 OF 1

PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

